

DEVELOPMENT SERVICES

PLAN REVIEW CONDITIONS

June 15, 2023

KC SIGN EXPRESS INC
5033 MACKEY
OVERLAND PARK, KS 66203

Permit No: PRSGN20232785
Project Title: Panera Bread
Project Address: 1410 NE DOUGLAS ST, LEES SUMMIT, MO 64086
Parcel Number: 52900023400000000
Location / Legal: OAKVIEW LOTS 1-5---LOT 2
Description:
Type of Work: Sign
Occupancy Group: NOT APPLICABLE
Description: Installation of wall signage, drive thru signage, & directional signage for new Panera Bread location

Revisions Required

One or more departments have not approved the permit and the following is a list of requirements from the City of Lee's Summit that have not been satisfactorily addressed in the plans and specifications. Please address the comments as requested and upload the revised documents and /or additional information to the application through the online portal. Please contact the appropriate department regarding clarification of comments.

Development Services Department (816) 969-1200

Fire Department (816) 969-1300

Sign Permit Review

Reviewed By: Shannon McGuire

Rejected

1. The submitted sign package shows 8 wall signs being proposed. In the CP-2 zoning district a single tenant building is permitted a maximum of 3 attached wall signs. As proposed Staff cannot administratively approve your sign permit.

The Planning Commission may consider sign applications for permitted permanent sign types which exceed the maximum number of signs permitted, maximum sign area, or maximum height. In reviewing the sign application, the Commission may consider:

1. The purpose and intent of the sign code,
2. Use of the facility,
3. Size of the site,
4. Height of the building,
5. Number, size and height of signs on surrounding properties,
6. Number, size and height of signs previously approved for similar uses within the community,
7. Surrounding zoning and land uses,
8. Topography of the site, and
9. Any other factor relating to:
 - a. The physical character of the sign, excluding content except for obscenity,

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- b. Its physical relationship to the principal building and site, and
- c. Any unique visibility considerations.

If it is your intent to seek Planning Commission approval for the proposed sign, please submit the required Sign Application documents and required fee, \$200. You will be placed on an upcoming agenda. This process typical can take up to 30-45 days.

The review conducted by the City of Lee's Summit Development Services Department shall not be construed as a structural review of the project.